

# AGENDA



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

JULY 9, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

*The meeting began at approximately 5:00 p.m. with the following board members present: Patra Phillips, Taslow Roberts, Robert Miller, and Rob McAngus. Board Members absent: Wes Dalton, John Hagaman, and Kevin Hadawi. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), and Angelica Guevara (Planning Technician).*

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2024-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)* on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 2, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Dalton, Hagaman, Miller and Hadawi absent.**

(2) **SP2024-031 (HENRY LEE)**

Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Site Plan for *Heavy Manufacturing Facility (i.e. Ballard)* on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 2, 2024. The Board approved a motion to recommend approval of the Site Plan with the condition that the applicant provide at least 20% stone on three sides of the building by a vote of 4-0, with Board Members Dalton, Hagaman, and Hadawi absent.**

**SP2024-032 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 2, 2024. The Board approved a motion to recommend denial of the Site Plan by a vote of 4-0, with Board Members Dalton, Hagaman, and Hadawi absent.**

(IV) ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:33 P.M.**